

## **REGIONAL LAND USE ELEMENT AMENDMENT**

Proposed amendments to the Regional Land Use Element of the General Plan in conjunction with proposed Zoning Ordinance changes for the County Density Bonus Program:

1. Policy 3.6, LOW AND MODERATE INCOME ELDERLY HOUSING of Part II, Regional Land Use Element of the San Diego County General Plan, is amended to read as follows:

**3.6 DENSITY EXCEPTIONS FOR AFFORDABLE OR SENIOR HOUSING ~~LOW AND MODERATE INCOME ELDERLY HOUSING~~**

It is the intent of the RLUE to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments that meet the requirements of the County's Density Bonus Program, found in the San Diego County Zoning Ordinance, may be permitted to exceed the maximum density designated by the General Plan. ~~not to exceed 45 dwelling units per gross acre may be permitted in CUD if all of the following findings are made:~~

- ~~1. Occupancy of all dwelling units is limited to elderly households and a percentage of the units will be reserved for rentals to low and moderate income elderly households pursuant to Board of Supervisors Policy I-79.~~
- ~~2. A Major Use Permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning and Environmental Review Board (PERB) and/or the Planning Commission and/or Board of Supervisors.~~
- ~~3. Sufficient services and facilities shall be available to support the project including public mass transportation.~~
- ~~4. The project shall be free from non-mitigable, adverse environmental impacts or the PERB and/or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State Environmental Impact Report Guidelines.~~

2. Policy 3.8, MOBILEHOME PARK DEVELOPMENT DENSITY BONUS PROGRAM of Part II, Regional Land Use Element of the San Diego County General Plan, is repealed.

**~~3.8 MOBILEHOME PARK DEVELOPMENT DENSITY BONUS PROGRAM~~**

~~It is the intent of the RLUE to encourage the development of housing for all economic groups in the community (Goal #6). It is the intent of this policy to balance the housing goals and the other goals of the Regional Growth Management Plan by increasing the housing opportunities for low and moderate income households. To implement this objective, new mobilehome park residential developments may be approved, by a Major Use Permit at densities consistent with modern mobilehome park development of up to eight dwelling units per acre. The County may approve a Major Use Permit for a mobilehome park when the following criteria are satisfied:~~

- ~~1. The site is physically suitable for development as a mobilehome park.~~
- ~~2. Public facilities and services needed to support the mobilehome park are available or can be provided concurrent with the need.~~
- ~~3. The socio-economic benefit from development on the site would justify the density and the extension of urban services.~~

~~NOTE: The term mobilehome as used in this policy includes manufactured housing and/or factory built housing as each is defined by the County Zoning Ordinance.~~